



SELECT BOARD AND SEWER COMMISSIONERS

Meeting Minutes

Monday, February 7, 2022

7:30 PM

Virtual Meeting Only

Present: David Martin, Dean Charter, Jim Snyder-Grant, Fran Arsenault, Himaja Nagireddy, Town Manager John S. Mangiaratti, and Assistant Town Manager Mark Hald

Absent: None

Mr. Martin called the meeting to order at 7:30 PM.

I. Regular Business

1. Resident Concerns

Terra, West Acton – commented that the Chair did not take comments from the public regarding CPA funding decisions; growth and population cost more than purchasing land and the town should do better with social justice, and the Finance Committee charting the town's growth.

Sarah Karp, North Acton – A High School group called Resource Force, dedicated to Climate Action at the local level, is looking to reduce Acton's carbon footprint and seeks to change the default level of renewable energy to 100% green for the upcoming renewal of the Acton Power Choice.

Mark Benton, Maple Street – experiencing an issue with their sewer line, apparently never connected to the town sewer system. Found the installation plans inconsistent with the current condition and requests assistance with the matter.

Song Leav – commented on the Resource Force proposal from the previous comment regarding the Acton Power Choice default level of renewable energy.

2. Chair Update/Town Manager Update/Members Minutes

Mr. Martin commented on March 7th there will be a public forum to discuss whether to increase the Community Preservation Act surcharge.

Mr. Mangiaratti announced the Municipal Monthly was published for February. COVID tracking is showing a decrease in positive cases. The Board of Health next meets in two weeks and will be discussing next steps in COVID response. The town will be receiving a grant to install a DC fast charger at Veterans Field, the recreation area at the intersection of Main Street and Great Road. Announced he was elected by his peers to the Massachusetts Managers Association Board of Directors, which is part of the larger Massachusetts Municipal Association, and will be sworn in as a member of the Local Government Advisory Commission and will be meeting with the Baker-Polito Administration several times a year. There will be an upcoming Sewer Commissioners Workshop to discuss the history of sewers, the current state of sewers, and the future of the wastewater treatment plant. A public forum will be held



in March on the upcoming MBTA legislation. The Town Charter requires the Board to transmit the proposed municipal budget to the Finance Committee 60 days before the Annual Town Meeting which will be on or around the first meeting in March. Mr. Snyder-Grant noted the passing of the Board policy on discouraging fossil fuel use and is in touch with the chairs of the Zoning Board of Appeals and Planning Board regarding the policy.

Ms. Arsenault noted the Economic Development Committee has been brainstorming about the upcoming 250th anniversary of Patriots' Day, believes organization of the event should begin soon, that it could bring tourists to Acton, be a good opportunity to coordinate with neighboring towns and hoping a committee could be formed to begin organization of possible events.

Mr. Charter mentioned that work is progressing setting up the DPW Facility Study Committee, and will organize a tour of the existing facility.

II. Public Hearings

3. Change in Manager, The Holy Grail from Amy Hurley to Anthony Mascarin
The applicant was not present for the hearing and was recommended by the Police Chief to not approve the application. **Mr. Snyder-Grant moved, seconded by Mr. Charter to close the public hearing and voted unanimously by roll call vote 5-0. Mr. Charter moved, seconded by Ms. Nagireddy to deny the change in manager application and voted unanimously by roll call vote 5-0.**
4. Class II Auto Dealer License Transfer, Wheeler Dealer, Inc. to Atlantis Auto Plaza, Inc., 63 Powdermill Road
Representing Atlantis Auto Plaza is Nairi Danielyan and Ernest Karapetyan. The former business Wheeler Dealer has been sold to Atlantis Auto Plaza. The applicant is requesting a transfer of license. **Mr. Charter moved, seconded by Mr. Snyder-Grant to close the public hearing and voted unanimously by roll call vote 5-0. Mr. Snyder-Grant moved, seconded by Ms. Arsenault to approve the transfer of license to Atlantis Auto Plaza, Inc. and voted unanimously by roll call vote 5-0.**
5. Class I Auto Dealer License Transfer, Village Subaru to McGovern Subaru of Acton
Representing McGovern Subaru of Acton was Mark Walker. The former auto dealer Village Subaru has been sold to McGovern Subaru of Acton with no changes to the business or facility requested. **Mr. Snyder-Grant moved, seconded by Mr. Charter to close the public hearing and voted unanimously by roll call vote 5-0. Ms. Arsenault moved, seconded by Mr. Charter to approve the transfer of license to McGovern Subaru of Acton and voted unanimously by roll call vote 5-0.**

III. New/Special Business

6. Consider Supporting Acton Dog Park Committee Grant Application
Tom Gillispie presented the Acton Dog Park Stanton Foundation Grant application for consideration in support of moving forward to fund the dog park construction at 348 Main street. Dennis Dale, of Dale Design, Inc. and the Landscape Architect



presented the preliminary landscape design. Mr. Snyder-Grant questioned where in the design phase a canine expert will be introduced to understand the design needs of the park. Mr. Gillispie will be able to assess that when the grant is awarded. Mr. Charter thanked the committee and Mr. Dale. Mr. Gillispie explained that the Stanton Foundation grant awards up to \$250,000, with a 10% of the design and construction budget municipal match by the town that is proposed in the FY23 municipal budget. Mr. Martin asked about the total area for the main dog park section – Mr. Gillispie confirmed over 12,000 square feet.

Terra, West Acton – concerned about the design mimicking the look of the Hosmer House in looking like “a theme park”.

Cathy Fochtman – member of the Friends of the Dog Park, is working with the Acton Dog Park Committee on the design of the park and will be reaching out to the community to help fund the design and construction of the park.

Claire Siska, Stow Street – Appreciated the skill of Dennis Dale and the cooperation of the Acton Housing Authority on figuring out how to incorporate the the slopes created by the placement of the septic system. Also pleased that Mr. Dale was able to bring accessible parking so close to the park entrance.

Jeff Bergart, Alcott Street – member of the Council on Aging who voted unanimously to include a Senior Park in the plans and thanked the support of the Board and the Acton Housing Authority.

Mr. Charter moved, seconded by Ms. Arsenault to authorize the Town Manager to sign the letter of assurance for the Stanton Foundation application.

Mr. Snyder-Grant noted that the size of the all-dog park section in the preliminary design was a tad over $\frac{1}{4}$ acre, and that some online sources recommend a dog park minimum size be $\frac{1}{2}$ acre to a full acre. He inquired whether a later conversation about the design could include the possibility of moving the parking just over the line into the senior park parcel, to allow for an expansion of the dog park. Mr. Gillepsie noted that slope constraints may not make that possible, and that in the committee’s judgment the size is OK enough, but that further development of the design may find some ways of expanding the size of the all-dog park.

Mr. Martin noted that the popular and successful Maynard dog park is quite small, and that the parking will need to be revisited as the senior park design is developed.

Voted unanimously by roll call vote 5-0.

7. Consider Supporting Home Rule Petition Proposed by Acton Housing Authority
Kelley Cronin, Acton Housing Authority Director presented a proposed Home Rule Petition regarding bidding requirements for affordable housing projects. Housing Authorities have different procurement procedures and have to file sub-bids that general developers are not required to do, which adds significantly to the overall costs. The Home Rule Petition would eliminate the need for sub-bids, and would only apply to the Main Street property. Mr. Charter reflected on his experience with this process, and strongly supported the home rule petition as a way to help the AHA build affordable housing projects. Mr. Snyder-Grant questioned if legislation could be



filed for all of Massachusetts to eliminate sub-bids for all affordable housing developments. Ms. Cronin replied that attempts have been made for over 30 years. Representative Gouveia and Senator Eldridge are assisting with the Petition. Ms. Nagireddy asked why this is particularly a concern for the Main Street project. Mr. Sachs explained that because this project is financed by tax credits, and the investors would require the addition of much larger reserves if the unknowns of filed sub-bids were to stay in place.

Terra, West Acton – questioned whether the budget accounts for prevailing wage. Ms. Cronin confirmed. Terra also suggested that if there were any savings from the project that these be applied toward making more of the units reserved for tenants of very low-income.

Mr. Charter moved, seconded by Ms. Arsenault to add the Home Rule Petition relative to bidding requirements on the Annual Town Meeting warrant and voted unanimously by roll call vote 5-0.

8. Consider Supporting Extended Producer Responsibility Legislation

Rob Grogan presented legislation regarding producer recycling responsibility. Producers have no responsibility regarding their packaging or recycling of products. This proposed legislation would reduce waste management costs for municipalities with paint being the leading cause of cost. This legislation would also include the Better Bottle Bill, plastic bags and cartons.

Mr. Snyder-Grant moved, seconded by Mr. Charter to authorize the Chair and Town Manager draft and sign letter of support of various EPRs on behalf of the Select Board and voted unanimously by roll call vote 5-0.

9. Consider Supporting Revision to Asa Parlin House Community Preservation Act Funding Application

Mr. Mangiaratti updated the Board regarding the CPC application requesting \$1.3 million for the project. The design included was the result of a public forum and subsequent meetings. Mr. Mangiaratti urged the Board to focus on the core goal of historic preservation for the project and proposed to proceed in a second phase for structural stabilization efforts for \$450,000. Examples include repairing the stone foundation and any additional masonry structures, repairing structural framing, window repairs, replacing the roofing, and removing the 1970's addition. Mr. Charter commented that the reduced funding request would be more sellable to the CPC due to the number of requests for funding. Board members were generally supportive of the request.

Ms. Arsenault moved, seconded by Mr. Charter to advance the Asa Parlin House Community Preservation Act funding application to the Community Preservation Committee with the revised plans and voted unanimously 5-0.

IV. Consent Items

Mr. Snyder-Grant held consent item 10 and 11. **Mr. Snyder-Grant moved, seconded by Ms. Nagireddy to approve consent items 12-23 inclusive and voted**



unanimously 5-0. Mr. Snyder-Grant moved, seconded by Ms. Nagireddy to approve consent item 10 and voted unanimously 5-0.

Mr. Snyder-Grant requested to place item 11 on the next consent agenda for time to review the Executive Session minutes.

Ms. Arsenault moved, seconded by Mr. Charter to adjourn and voted unanimously 5-0. Meeting adjourned at 8:50 PM

Documents and Exhibits Used During this Meeting

- Agenda, February 7, 2022
- Change in Manager Application, The Holy Grail
- Class II Auto Dealer License Application, Atlantis Auto Plaza Inc
- Class I Auto Dealer License Application, McGovern Subaru of Acton
- Acton Dog Park Grant Application Presentation
- Home Rule Petition, Acton Housing Authority
- Email from Rob Gogan Requesting Support for Extended Producer Responsibility Legislation Dated January 31, 2022
- Letter of Support from the Green Advisory Board Dated January 10, 2022
- Meeting Minutes, January 10 and 24, 2022
- Executive Session Minutes, January 27, 2022
- Right of Entry, 364 and 386 Massachusetts Avenue
- Commitment Letter to Participate in Sudbury-Assabet-Concord Climate Resiliency Coalition
- Committee Appointment Recommendation, Roland Bourdon
- Committee Appointment Recommendation, Erik Larson
- Committee Appointment Recommendation, Robert Puffer
- Committee Appointment Recommendation, Fred Faherty
- Committee Appointment Recommendation, Ann Chang
- Committee Appointment Recommendation, Ken Henderson
- Committee Appointment Recommendation, Partha Krishnan
- Accept Gift Memo from the Recreation Department Dated January 14, 2022
- Accept Gift Memo from the Planning Division Dated January 24, 2022
- Accept Gift Memo from the Veterans' Service Officer Dated January 26, 2022